

**Phase I Environmental Site Assessment
Undeveloped Land
711 Ogden Avenue
Lisle, Illinois 60532**

EPA Region 5 Records Ctr.



235049

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I. EXECUTIVE SUMMARY

Summary

As authorized by The Lockformer Company, Environmental Associated Services & Engineering, Inc. (EASE) conducted a Phase I environmental site assessment (ESA) of undeveloped land located at 711 Ogden Avenue, Lisle, Illinois.

This assessment has revealed evidence of the following potential recognized environmental conditions:

- Trichloroethylene (TCE) contamination has been documented at an adjacent property.
- Two leaking underground storage tank (LUST) sites were identified within one-half (1/2) mile of the subject property.
- A large quantity hazardous waste generator is located at an adjacent property.
- A solid waste landfill is located within one-half (1/2) mile of the subject property.

Executive Statement

The findings, conclusions and comments stated in this report are expressly limited to the matter noted and set forth. Environmental conditions and regulations are subject to change and reinterpretation; therefore, the findings, conclusions and comments must be viewed within this context. Environmental Associated Services and Engineering, Inc. (EASE) has relied upon the interviews, information and recitations as set forth herein and specifically the authenticity, accuracy and completeness of this site assessment is conditioned upon the information provided.

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EASE assumes no liability and specifically does not warrant any matters addressed herein beyond the interpretation and evaluation of the data received.

The information contained in this report is confidential in nature. This report is exclusively for the use and benefit of Daniel Biederman of Hinshaw & Culbertson or its assignees and is not for use or benefit of, nor may it be relied upon, by any other person or entity. The contents of this report may not be quoted in whole or part.

This summary is not to be used alone. The ESA Report must be read in its entirety.

II. INTRODUCTION

Purpose

The purpose of this investigation was to identify *recognized environmental conditions*. The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

It is recognized that this report may not completely identify all potential environmental issues. The protocol utilized for this assessment was in accordance with requirements requested by Daniel Biederman of Hinshaw & Culbertson.

Limitations and Exceptions of Assessment

There may exist on the subject site conditions that could not be identified within the scope of this assessment. EASE cannot and does not warrant or guarantee that the information provided by noted sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide information regarding apparent suspicions of existing and potential adverse environmental concerns relating to the subject property.

Standard information sources which were not available for review include the following:

- Historical city directories were not available for review and comment.
- No historical Sanborn maps were developed for this area. Documentation regarding the map search can be found in Appendix H.
- Historical aerial photographs were not ordered due to all other historical data being conclusive.

III. SITE DESCRIPTION

Location

The subject property is located at the following address:

Vacant Property West of
711 Ogden Avenue
Lisle, Illinois 60532

A legal description of the subject property can be found in Appendix A of this report.

Site and Vicinity Characteristics

A United States Geological Survey topographic map of the subject area was reviewed for this ESA. According to the contour lines on the topographic map, the subject site is located approximately 700 feet above Mean Sea Level (MSL). The contour lines in the general area of the subject site indicate groundwater flow most likely flows south and west. A copy of the topographic map is included in Appendix B.

The general area can be characterized as commercial and residential with an industrial site to the immediate east.

Description of Structures, Roads, Other Improvements on the Site

The subject property is 12.5 acres of undeveloped land. Property was filled with concrete rubble and demolition debris in 1982. The fill material consisted of debris from the widening of Ogden Avenue.

Current Uses of Property

The subject property is currently undeveloped land.

Current Uses of Adjoining Properties

The current uses of the adjoining properties were observed from the subject site as follows:

North: residential
South: railroad lines
East: metal forming and cutting systems manufacturing, south one-third (1/3) of subject property is adjacent to single residential dwellings
West: vacant property with existing residential dwelling and small shed type structures, appears to be a former farm residence.

Past Uses of Area Properties

To the extent that indications of past uses of the site and immediate area were visually or physically observed during the site reconnaissance, through personal interviews, and/or historical records they are identified below:

- The subject property remains as undeveloped land.
- Demolition debris was put in place during the late 1960's.
- Residential development across street was built during the approximate time frame of 1988-1992.
- The adjoining manufacturing building was built in 1940.
- Railroad lines have been there for 90 years, since late 1800's. Burlington Northern Railroad currently operates said lines.
- Farmers have owned the property since 1940 and ceased farming approximately in 1986.

IV. RECORDS REVIEW

Review of Published Regulatory Agency Lists

EASE obtained a site assessment report (SAR) prepared by Environmental Risk Information & Imaging Services (ERIIS). This report contains the results of a search of several federal and state government databases. The databases were searched in accordance with the American Society for Testing and Materials (ASTM) Practice E 1527-94 minimum search distances. The ERIIS report is included as Appendix C, and a summary of available information contained on each list reviewed is provided as follows:

United States Environmental Protection Agency (USEPA) Listings

- **Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), April 1996** - The CERCLIS list is prepared by the USEPA for potential hazardous waste sites that the agency is investigating for release or possible release of hazardous substances. However, the USEPA advises the list contains only those sites that have been brought to the attention of the USEPA; therefore, it cannot claim that the list contains all potential hazardous waste sites that may exist.

The subject property is not included on the CERCLIS list, nor are any sites within one-half (1/2) mile of the property.

- **National Priorities List (NPL) for Uncontrolled Hazardous Waste Sites, April 1996** - The NPL is a list of hazardous waste sites which have been identified pursuant to the Comprehensive Environmental Response, Compensation, Liability Act (CERCLA) as high priorities for remediation/cleanup activities. NPL sites, also known as Superfund sites, are qualified to receive CERCLA remedial funding.

The subject property is not included on the NPL list, nor are any sites within one (1) mile of the subject property.

- **Resource Conservation and Recovery Act - Treatment, Storage and Disposal (RCRA-TSD) Facilities, July 1995** - The RCRA-TSD facilities list includes facilities which treat, store, and/or dispose of RCRA regulated hazardous waste.

The subject property is not included on the RCRA-TSD list, nor are any sites within one (1) mile.

- **Emergency Response Notification System (ERNS), October 1995** - The Federal Emergency Response Notification System (ERNS) list entails all reported releases of CERCLA hazardous substances in excess of the reportable quantity.

The subject property is not included on the ERNS list.

- **Resource Conservation and Recovery Information System (RCRIS), July 1995** - The RCRIS generators list includes facilities which have notified the USEPA of their hazardous waste activity. In particular, these facilities generate or have generated hazardous waste at one time.

The subject property is not included on the list, however, The Lockformer Company property which is adjoining to the east is listed as a large quantity generator.

State Environmental Listings

- **Registered Underground Storage Tanks (USTs), September 1995** - The Office of the Illinois State Fire Marshal (OSFM) maintains a listing of regulated USTs which have been registered with the state.

The OSFM does not have USTs registered at the subject property, nor are any USTs registered at adjoining properties.

- **Reported Leaking Underground Storage Tanks (LUSTs), January 1996** - This list contains the names of properties which have known or suspected releases from underground storage tanks.

The Illinois Environmental Protection Agency (IEPA) does not have LUSTs listed at the subject property; however, the following properties are reported within one-half (1/2) mile of the subject site:

<u>Name</u>	<u>Address</u>	<u>Approximate Distance and Direction from Site</u>
Norman Oil Corp	1018 Ogden Avenue Lisle, IL 60532-1340	0.434 miles, southwest
Curtis Krause	1026 Ogden Avenue Lisle, IL 60532-1340	0.445 miles, southwest

- **Solid Waste Landfills, August 1993** - This is a database maintained by the state of Illinois of properties that are considered to be solid waste landfills, incinerators or transfer stations.

The subject property is not included on this list; however, there is one site within one-half (1/2) mile of the subject property. This site is located at Main Street and Lacey Avenue.

Additional Record Sources

1. The City of Lisle zoning office reported that the property at 711 Ogden Avenue is zoned as "I-1" industrial.
2. The Lisle fire department reported that they have no record of any spills or releases of hazardous materials associated with the property.
4. Demolition debris permits for dumping of Ogden Avenue road debris was not required by the City of Lisle in 1982. However, the City of Lisle required Lockformer to submit a site grading and drainage plan.

V. INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

Interviews

Mr. Jack Rosa completed an environmental questionnaire on 6/13/96. (See Appendix D.) In summary, Mr. Rosa was not aware of any environmental liens, governmental notification for violations of environmental laws, or other known environmental concerns.

Mr. Jan Koe and Mr. Howard Builtz provided an explanation of the historical data of subject area and adjacent surroundings. (CITE SOURCE OF THIS DATA IN APPENDIX E)

A list of all persons interviewed with respect to this property is included as Appendix E of this site assessment report.

Site Utilities

As the property is undeveloped at this time there are no existing utilities. However, should development occur access to the necessary utilities should be readily available. For example, the water line runs east to west along the south property line.

On-Site Reconnaissance

Reconnaissance consisted of systematically walking the perimeter boundary of the site and all readily accessible interior areas; the adjacent properties were not entered. Where possible, photographs were taken to document the features and environmental conditions of concern, if any, observed during the reconnaissance. These photographs are included as Appendix F.

During the site reconnaissance the following were noted:

Uses of Hazardous Substances

No hazardous substances were observed in use.

Hazardous Substance/Unidentified Containers

No unidentified containers were observed on the site.

Storage Tanks

No indications of existing storage tanks.

Indications of Polychlorinated Biphenyls (PCBs)

No indications of PCBs were observed.

Lead Paint

As a structure does not exist on the property, EASE did not conduct a survey for the existence of lead-based paint at the site.

Evidence of Waste Disposal

The on-site reconnaissance addressed dumps, pits, ponds, landfills, and lagoons which may have been used for disposal purposes.

No evidence of on-site waste disposal was found.

Information from Site Reconnaissance and Interviews

Surface Staining and Stressed Vegetation

The on-site reconnaissance addressed indications of environmental conditions as evidenced by surface stains and/or stressed vegetation.

No signs of surface staining or stressed vegetation were discovered.

Air Stacks, Vents and Odors

No air stacks, vents or odors were observed at the property.

Surface Drainage

The on-site reconnaissance addressed the apparent drainage to and from the subject site. Specific elements are as follows:

- The subject property is approximately eight feet higher than the adjacent properties to the east and west. The site's general slope is to the south with the southern tree line as a natural receptor for storm water run off.
- A storm water collection basin is located on the back property line of a residential setting and at the south end of the east property line of the subject property.

Conduits to Ground Water

No wells, shafts or other obvious conduits to ground water were observed on the subject site.

Other Conditions of Concern

The following comments are considered nuisance housekeeping issues:

- a small rubbish pile of assorted papers and broken wooden pallets was observed on the subject property.

Information from Site Reconnaissance and Interviews

Off-Site Reconnaissance

Daniel B. Forsyth of EASE conducted an off-site visual reconnaissance of properties adjacent to the subject site on 6/13/96. The off-site reconnaissance was limited to visual observation from the subject site; therefore, the adjacent properties were not entered. The following were noted:

ITEM	NOT OBSERVED	OBSERVED	DISCUSSED BELOW
Uses of Hazardous Substances	X		
Hazardous Substance/Unidentified Containers	X		
Storage Tanks		X	X ¹
Indications of Polychlorinated Biphenyls (PCBs)	X		
Evidence of Waste Disposal	X		
Surface Staining and Stressed Vegetation	X		
Air Stacks, Vents and Odors		X	X ²
Surface Drainage		X	X ³
Conduits to Ground Water	X		
Other Conditions of Concern	X		

1. Roof top mounted storage tank on Lockformer building
2. Miscellaneous stacks on Lockformer building. No visible emissions.
3. Surface drainage of storm water from the Lockformer site is to the south on to vacant property. Site was dry.

VI. FINDINGS AND CONCLUSIONS

EASE has performed a Phase I environmental site assessment in conformance with the scope and limitations of ASTM Practice E 1527-94 of undeveloped land at 711 Ogden Avenue, Lisle, Illinois 60532. Any exceptions to, or deletions from, this practice are described in Section II of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Trichloroethylene (TCE) contamination has been documented at an adjacent property.
- Two leaking underground storage tank (LUST) sites were identified within one-half (1/2) mile of the subject property.
- A large quantity hazardous waste generator is located on an adjacent property.
- A solid waste landfill is located within one-half (1/2) mile of the subject property.

EASE has reviewed, the following reports related to the neighboring TCE contaminated site:

- April 18, 1990 - STS Consultants LTD
Subsurface Exploration, Preliminary Geotechnical and Geo-Environmental Engineering Report for Lockformer Co.
- ✓ • June 30, 1992 - STS Consultants LTD.
Preliminary Exploration of TCE Release
- August 12, 1994 - Claude H. Hurley Company
Ogden Avenue Property Geotechnical Study
- ✓ • May 2, 1995 - STS Consultants LTD
Status of the Remedial Investigation at Lockformer Co.
- March 4, 1997 - STS Consultants LTD
Phase II Environmental Site Assessment

Based on these reports, in EASE's opinion there is minimal evidence that TCE contamination has migrated from the adjacent Lockformer property. The March 4, 1997 Phase II ESA report by STS Consultants documents trace TCE levels in three borings to be below IEPA Tiered Approach to Cleanup Objectives (TACO).

In addition Phase II work conducted by STS Consultants LTD did not reveal any on-site suspicion of impact from area LUST sites, the solid waste landfill noted, or the adjacent large quantity hazardous waste generator.

In summary, based on the results of the STS Consultants LTD Phase II Investigation, in EASE's opinion the subject site demonstrates minimal, if any, environmental risk at this time.



Roof mounted trichloroethylene (TCE) storage tank. View is looking to the southeast from subject property.



Paper and broken wooden pallet debris.



Storm water surface drain at southeast corner of property. Photograph taken from neighboring residential yard looking west towards subject property.



Manhole cover of water main located at the southwest end of property in tree line.